



UNIT 9 CARGO, 39 GEORGE PLACE, MILLBAY, PLYMOUTH, PL1 3DX

£135,000 SALE OF LONG-LEASEHOLD / TO LET AT £11,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Millbay is the new waterfront regeneration area immediately to the west of Plymouth City Centre and is home to King Point Marina, The Dock restaurant, a school for creative arts and soon, a convenience store, in addition to a continental ferry port. There is some free parking in the vicinity and pay parking

DESCRIPTION:

Ground floor, modern attractive office in mixed use development of offices/retail and residential units with direct access to shared south facing courtyard garden. Double glazed frontage, gas-fired central heating with condensing boiler, vdu-compatible lighting in suspended ceiling, carpeted, open plan office, tea point and accessible WC.

Allocated parking for 1 vehicle in a secure, gated basement car park with bicycle storage racks.

TENURE:

The property is held on a lease of 250 years from 2006, subject to a ground rent of £500pa and is offered for sale at £135,000.

The property is also available on new lease terms at £11,000pa.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Gareth Forrest on 01752 222135

Ifan Rhys-Jones on 01752 222135

enquiries@listers.uk.com





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